

San Francisco and Pacific
Railway Co.

another id 2-520

THE CANADIAN PACIFIC RAILWAY.

MANITOBA

THE CANADIAN NORTH-WEST.

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copy

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MANITOBA

— AND —

THE CANADIAN NORTH-WEST.

THE PRAIRIE SECTION.

The Prairie Section of the Canadian North-West, extending westward from the neighborhood of Winnipeg to the base of the Rocky Mountains, a distance of over eight hundred miles, contains large tracts of the finest agricultural lands in the world. The prairie is generally rolling or undulating, with clumps of wood and lines of forest here and there. It abounds with lakes, lakelets and running streams, in the neighborhood of which the scenery in many parts has been described as rivaling the finest park scenery in England.

The richness of the soil, and the salubrity of the climate which is peculiarly adapted to the cultivation of grain and raising of stock, will assuredly cause this vast tract of country to become, in the near future, the home of millions of happy and prosperous people.

WHEN TO GO.

From April to June is the best time for a man with limited means to start for Manitoba, because he will have a chance to get some work done on his farm in time, probably, to secure a partial crop the first year. March is too early, because the roads will not be in good condition for travelling when Manitoba is reached. Probably the finest time of the year for a man with means to go and locate land is August, September and even October, but he must not expect to be able to do much in the way of improvements till the following Spring.

WHAT TO DO ON REACHING MANITOBA.

On arriving at Winnipeg, the first step should be to visit the Land Office of the Canadian Pacific Railway, and there inspect the field notes and maps descriptive of the lands. This will enable the intending settler to choose a locality in which to seek his farm. He should then take the numbers of several sections, such as appear to him suitable, and the following morning he can proceed westward by the Canadian Pacific Railway to the station nearest the spot which he intends to personally inspect, and which will then be only a few miles distant over the prairie. As soon as a section is chosen, the best plan is to return at once to the railway station and telegraph its number to the Land Commissioner at Winnipeg, asking him to hold it in case some one else might wish to purchase it in the meantime. The first payment can then be remitted by mail, and thus the intending settler will not require to return to Winnipeg unless he wishes to do so. In the case of taking free homesteads, pre-empting or purchasing from the Government, the business will have to be transacted at the nearest of the following Dominion Land Offices :—

WINNIPEG OFFICE	G. NEWCOMBE, Acting Agent.
NELSONVILLE OFFICE	HENRY LANDERKIN, Acting Agent.
GLADSTONE OFFICE	JOSEPH GRAHAM, Acting Agent.
ODANAH OFFICE	A. E. FISHER, Acting Agent.
BIRTLE OFFICE	A. J. BELCH, Acting Agent.
BRANDON OFFICE	GEO. NEWCOMBE, Acting Agent.
TURTLE MOUNTAIN OFFICE	G. F. NEWCOMBE, Acting Agent.
PRINCE ALBERT OFFICE	GEORGE DUCK, Acting Agent.

REGULATIONS FOR THE SALE OF LAND.

The completion of the Canadian Pacific Railway to the neighborhood of the South Saskatchewan River, about 600 miles westward from Winnipeg, and the rapid progress made in the Government Surveys during the past season, enable the Company to offer for sale some of the finest Agricultural Lands in Manitoba and the North-West. The lands within

the Railway belt, extending 24 miles from each side of the main line, will be disposed of at prices ranging from

\$2.50 (10s. STERLING) PER ACRE

upwards, *with conditions requiring cultivation*. Prices of lands, without conditions of cultivation, can be obtained from the Land Commissioner. When cultivation or settlement forms part of the consideration, a rebate will be allowed, as hereinafter described.

These regulations are substituted for and cancel those hitherto in force.

TERMS OF PAYMENT.

If paid for in full at time of purchase, a Deed of Conveyance of the land will be given; but the purchaser may pay one-sixth in cash, and the balance in five annual instalments, with interest at six per cent. per annum, payable in advance. Payments may be made in Land Grant Bonds, which will be accepted at ten per cent. premium on their par value and accrued interest. These Bonds can be obtained on application at the Bank of Montreal, Montreal, or at any of its agencies.

REBATE.

A rebate of from \$1.25 to \$3.50 (5s. to 14s. sterling) per acre, according to the price paid for the land, will be allowed on the following conditions:

1. The purchaser will not be entitled to rebate unless, at time of purchase, he enters into an undertaking to cultivate the land.
2. One-half of the land contracted for to be brought under cultivation within four years from date of contract.
3. In cases where purchasers do not reside upon the land, at least one-eighth of the whole quantity purchased shall be cultivated during each of the four years: but this condition will not be insisted upon in the case of an actual settler residing continuously on the land, who will have the privilege of doing his cultivation at any time within the period named.
4. Where a purchaser fails to carry out fully the conditions as to cultivation within the time named, he will be required to pay the full purchase price on all the land contracted for. But if from causes beyond his control, proved to the satisfaction of the Company, a settler so fails, he may be allowed the rebate on the land actually cultivated during the four years on payment of the balance due, including the full purchase price of the remainder of the land contracted for.

GENERAL CONDITIONS.

All sales are subject to the following general conditions :

1. All improvements placed upon land purchased to be maintained thereon until final payment has been made.
2. All taxes and assessments lawfully imposed upon the land or improvements to be paid by the purchaser.
3. The Company reserves from sale, under these regulations, all mineral and coal lands, and lands containing timber in quantities, stone, slate and marble quarries, lands with water-power thereon, and tracts for town sites and railway purposes.
4. Mineral coal and timber lands and quarries, and lands controlling water-power, will be disposed of on very moderate terms to persons giving satisfactory evidence of their intention and ability to utilize the same.
5. The Company reserves the right to take, without remuneration, (except for the value of buildings and improvements on the required portion of land) a strip or strips of land 200 feet wide, to be used for right of way, or other railway purposes, wherever the line of the Canadian Pacific Railway, or any branch thereof, is or shall be located.
6. Liberal rates for settlers and their effects will be granted by the Company over its Railway.

GOVERNMENT LANDS.

HOMESTEADS, PRE-EMPTIONS AND WOOD LOTS.

A "homestead," which is limited in extent to a farm of 160 acres, is a *free gift* from the Government, on condition of three years' actual residence and cultivation ; but a pre-emption entry, giving the right of priority of purchase at a future period, for an additional tract of 160 acres, is also allowed to each homestead settler, who may occupy and cultivate the whole 320 acres for three years without any payment whatever, subject, however, to the fulfilment of the obligations attaching to the homestead grant.

A settler must commence residence within six months after entry, and may not absent himself from his homestead for a longer period than six months without special leave from the Minister of the Interior, to obtain which the application should set forth, in plain terms, the grounds upon which the indulgence is asked. The affidavit of the applicant would lend weight to his representation of the circumstances.

Only the *even-numbered sections* of a township can be taken up as homesteads and pre-
emptions.

Settlers in townships where wood is scarce, or altogether wanting, are allowed to purchase "wood lots," not exceeding twenty acres in size, out of timbered land, in some adjacent locality reserved for the purpose. The price of wood lots is \$5 per acre.

Settlers are strictly forbidden to dispose of wood from off their homesteads, pre-emptions or wood lots (previous to issue of patent) to saw-mill proprietors or any person other than an actual settler for his own use. Breach of this condition entails forfeiture of entries for all three, with other penalties.

While he faithfully performs the homestead conditions, a settler enjoys the full rights of proprietorship, even previous to receiving patent. Non-fulfilment of conditions, however, renders the entries of homestead, pre-emption and wood lot subject to cancellation, the right to hold the two latter claims being entirely contingent on actual performance of homestead obligations. On cancellation, all improvements become forfeited to the Crown, and the ex-holder is prohibited from making a second homestead entry.

The title of all lands remains with the Crown till after the patent is issued. Unpatented lands are consequently not liable to seizure for debt, nor do they afford any security for obtaining credit or loans. In case a settler dies, the law allows his executors to fulfil the deceased's homestead obligation, that the estate may be secured to his heirs.

Any man over eighteen years of age, or any woman who is the sole head of a family, may take up a homestead; but, if a citizen of a foreign country, such settler is required to become a British subject, by naturalization, previous to issue of patent, which can be done under the law, on completion of his or her three years' residence on the homestead.

The prices charged by the Government for pre-emption lots are as follows: For lands in classes A, B and C, or those within the Railway Belt, \$2.50 or 10s. per acre. For lands in class D, or outside the Railway Belt, \$2.00 or 8s. per acre. Payments to be made in one sum at the end of three years from the date of entry. A fee of \$10.00 or £2 is charged when taking a homestead, to cover cost of patent, etc.

LIBERALITY OF CANADIAN LAND REGULATIONS.

The fee for taking up a homestead or pre-emption is only \$10, whereas it is \$26, and in some cases \$34, in the United States.

The taking of a homestead does not prevent you from pre-empting or purchasing other Government lands.

It is provided by the Canadian Naturalization Act, that aliens may acquire and hold real and personal property of every description (except that they cannot obtain free homestead grants unless naturalized) in the same manner and in all respects as a natural-born British subject.

There is no east-iron oath of allegiance to be taken, as the following required by the United States :—

DISTRICT COURT, }
Judicial District, } State of
 County of..... }

I, do swear that I will support the Constitution of the United States of America, and that I do absolutely and entirely Renounce and Abjure forever all Allegiance and Fidelity to every Foreign Power, Prince, Potentate, State or Sovereignty whatever, and particularly to *Queen Victoria, of Great Britain and Ireland*, whose subject I was. Add further, that I never have borne any hereditary title, or been of any of the degrees of Nobility of the country whereof I have been a subject, and that I have resided within the United States for five years last past, and in this State for one year last past.

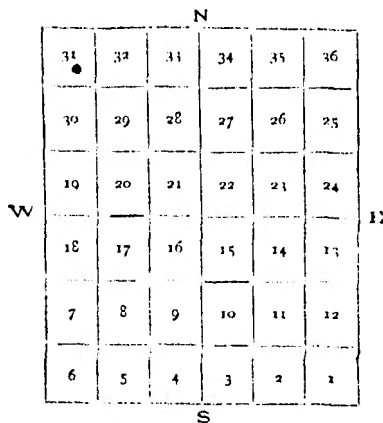
Subscribed and sworn to in open Court }
 this.....day of18.. }

.....Clerk.

No man can take up United States Government land unless he is prepared to subscribe to the above oath.

THE SYSTEM OF SURVEY.

The Canadian North-West is laid off in townships six miles square, containing thirty-six sections of 640 acres each, which are again sub-divided into quarter sections of 160 acres. A road allowance, having a width of one chain, is provided for on each section-line running north and south, and on every alternate section line running east and west. The following diagram shows a township with the sections numbered :—



The sections are apportioned as follows :

OPEN FOR HOMESTEAD AND PRE-EMPTIONS--Nos. 2, 4, 6, 10, 12, 14, 16, 18, 20, 22, 24, 28, 30, 32, 34, 36.

BELONGING TO THE CANADIAN PACIFIC RAILWAY--Nos. 3, 5, 7, 15, 17, 19, 23, 27, 31, 35.

SOLD TO THE CANADA NORTH-WEST LAND COMPANY BY THE CANADIAN PACIFIC RAILWAY--Nos. 1, 9, 13, 21, 25, 33.

HUDSON BAY COMPANY'S LANDS--Nos. 8, 26.

SCHOOL SECTIONS--Nos. 11, 29 (reserved by Government solely for school purposes.)

IMPROVED FARMS.

Improved farms with houses, out-buildings, and a certain quantity of land under cultivation, are also frequently in the market, and can be purchased at advanced prices from parties wishing to move westward in order to take up new land, and secure a profit on the old farm. The most satisfactory plan, however, for a settler is to take up new land and secure the profit for himself.

THE LAWS.

There are no burdensome taxes, no forced enrolment as soldiers ; every man is free and required only to respect the laws that are framed for the protection of life and property. The institutions of the country are of a thoroughly popular character.

THE SOIL.

There is a generally accepted theory that the great fertility of the land in the North-West is due generally to three causes—first, the droppings of birds and animals on the plains ; second, the ashes left by the annual prairie fires ; and third, the constant accumulation of decayed vegetable matter ; and when the fact is considered that great herds of buffalo and other game have roamed for generations over the prairies ; that wild fowl, to this day, are found in vast numbers everywhere, and that prairie fires have raged every year for many generations in the North-West, there is doubtless sound reason for this theory.

Whatever may have been the cause of the extreme richness of the land, however, there is one feature which is of great importance, and that is the depth of good soil in the prairie country. It has been frequently stated that the depth of black-loam in the North-West will range from one to four feet, and, in some instances, even deeper, but the statement has been received with a good deal of doubt. The testimony of farmers living in over one hundred and fifty different localities in Manitoba, demonstrated that the average depth of the loam in that Province was over three feet.

ANALYTICAL LABORATORY, SURGEONS' HALL,
EDINBURGH.

ANALYSIS OF SAMPLE OF A MANITOBA SOIL.

Moisture	21.364
Organic matter containing nitrogen, equal to ammonia, 90%	11.273

MINERAL MATTER.

Phosphates	0.472
Carbonate of lime	1.763
Carbonate of magnesia	0.937
Alkaline salts	1.473
Oxide of iron	3.115
-----	7.560
Sand and silica	51.721
Alumina	8.132
-----	59.853
-----	100.000

The above soil is very rich in organic matter, and contains the full amount of the saline fertilizing matters found in all soils of a good bearing quality.

(Signed), STEPHENSON MACADAM, M.D.,

Lecturer on Chemistry.

The large proportion of silica in the above analysis, indicates that the soil is particularly well adapted to the growth of wheat. The black-loam or mould thus pronounced so rich rests on a tenacious clay for a depth of from one to four feet, and in some places the clay is as deep as ninety feet.

THE CLIMATE AND SEASONS.

Of paramount importance to the emigrant is the healthfulness of the locality which is to be the scene of his future labors, and the home of himself and family. What to him are the fair fields, flowering meadows, and luxuriant growth of fertile soils under tropical suns, if they generate fever-producing miasma and vapor? What are soft and perfumed breezes if they waft the seeds of pestilence and death? What are bountiful harvests of golden grain and rich and mellow fruits, if disease must annually visit his dwelling?

The dryness of the air, the character of the soil, which retains no stagnant pools to send forth poisonous exhalations, and the almost total absence of fog or mist, the brilliancy of its sunlight, the pleasing succession of its seasons, all conspire to make the Canadian

North-West a climate of unrivalled salubrity, and the home of a joyous, healthy, prosperous people. Therefore, the assertion that the climate of our North West is one of the healthiest in the world, may be broadly and confidently made, sustained as it is by the experience of its inhabitants.

The seasons are as follows:—*Spring*—April and May. Snow disappears rapidly, and the ground dries up quickly. Sowing commences from the middle to the end of April, and finishes in the beginning of May.

Summer—June, July, August and part of September. Weather bright and clear, with frequent showers—very warm at times during the day—night cool and refreshing. Harvesting commences in August and ends in September.

Autumn—Part of September and October and part of November, perhaps the most enjoyable season of the year, the air being balmy and exceedingly pleasant. At this period of the year the prairie fires take place, and the atmosphere has rather a smoky appearance, but is not disagreeable.

Winter—Part of November, December, January, February and March.

In the early part of November, the Indian Summer generally commences, and then follows the loveliest portion of the season, which usually lasts about a fortnight. The weather is warm, the atmosphere hazy and calm, and every object appears to wear a tranquil and drowsy aspect. Then comes winter, generally ushered in by a soft, fleecy fall of snow, succeeded by days of extreme clearness, with a clear, blue sky and invigorating atmosphere. In December, the winter regularly sets in, and, until the end of March, the weather continues steady, with, perhaps, one thaw in January, and occasional snow-storms. The days are clear and bright, and the cold much softened by the brilliancy of the sun.

THE SUPPLY OF WOOD.

Wood for building and fencing purposes is a matter of great importance in a prairie country, and in this respect the Canadian North-West is peculiarly favored.

Although there are sections where wood is scarce, as a general rule there is a well-regulated supply throughout the country. As we have already stated, the plains abound with wood in clumps; and in other parts there are tracts of forest so evenly interspersed that farmers can generally obtain a good wood-lot in close proximity to their prairie farms, besides which the numerous rivers are invariably lined with wood on each bank.

Elder, oak, elm, maple (hard and soft) and basswood may be planted, and will grow successfully; but cottonwood, poplar and willow will grow very rapidly, and for ordinary purposes on a farm they are most useful. The following descriptions of woods are found in the Canadian North-West; oak, white and red cedar, birch, poplar, spruce, white ash,

cottonwood, tamarack, cherry, white willow, balsam, ash, maple, pine, elm, and box-elder, the latter being very valuable, as it is coming into use extensively for the purpose of wood-engraving.

In connection with tree-planting, the following recommendation from a resident farmer in Manitoba is worthy of attention :

"I would suggest that intending settlers in the North-West, who come to settle down on prairie land, should break up an acre or two around where they build, on the west, north and east, and plant with maple seeds. Plant in rows four feet apart, the seeds to be planted one foot apart ; they can afterwards be thinned out and transplanted. I have them twelve feet high, from the seed planted four years ago, and they will form a good shelter.

"JAMES STEWART,

"High Bluff."

[50 miles from Winnipeg.]

THE WATER SUPPLY.

A supply of good water is an indispensable necessity to the farmer, not only for household purposes, but also for stock. The Canadian North-West has not only numerous rivers and creeks, but also a very large number of lakes and lakelets throughout the whole country, and it has now been ascertained definitely that good water can be obtained almost anywhere throughout the territory by means of wells ; in addition to which there are numerous clear-running never-failing springs to be found throughout the country.

COAL.

The coal mines of the country, although as yet in an undeveloped state, are now attracting the attention of capitalists. Very extensive deposits are known to exist in many parts of the territory. The opening of these mines will solve any doubts that may exist as to the fuel supply for the future cities and towns of the Canadian North-West. The Canadian Pacific Railway being now open to Thunder Bay, on Lake Superior, will also enable coal to be imported and sold at prices as reasonable as those which obtain in the adjoining States.

THE WILD GRASSES OF THE PRAIRIE.

Of these there are between forty and fifty varieties.

The first point a farmer would note about them is the abundance of the foliage of nearly all the species. While the grasses of Eastern Canada are nearly all culm or stem, most of them having only one, two or three leaves, most of the North-Western grasses have ten or twenty leaves. Of course this is an extremely valuable feature in grass, as the leaves are more easily digested than the culms.

The culms are exceedingly fine in the prairie grass, and this again would strike a farmer as indicating a good quality of grass ; add to this that there are in some species such an abundance of seeds as to make the fodder partake of the nature of a feed of grain, and it will be seen that the tales about the readiness with which stock will fatten on prairie hay are not overdrawn.

The following are a few of the varieties found : the brown-top or cedar grass, one of the most valuable kind, has fine stem with abundant foliage, and there are several species of red-top very nutritious ; the pea grass, a kind of vetch, affords good pasturage for stock in winter ; the beaver hay, much superior to the grass of the same name found in Eastern Canada ; the Scotch grass, a favourite hay in the North-West ; and upland hay found on the prairie, of very fine quality.

Then there are the following grasses : bone, blue, buffalo, blue joint, sedge hay, colony hay, June grass, bush and wheat grass, as well as numerous other varieties, the greater portion of them being nutritious, and some of them very beautiful in appearance.

STOCK-RAISING.

Manitoba is destined to become one of the finest stock-raising countries in the world. Its boundless prairies, covered with luxuriant grasses - the usual yield of which, when cut into hay, being from three to four tons per acre - and the cool nights for which Manitoba is famous, are most beneficial features in regard to stock ; and the remarkable dryness and healthfulness of the winter tend to make cattle fat and well-conditioned. The easy access to fine water which exists in nearly every part of the Province is another advantage in stock-raising. The abundance of hay everywhere makes it an easy matter for farmers to winter their stock ; and in addition to this there is, and always will be, a ready home market for beef.

The cattle ranches established at the eastern base of the Rocky Mountains have proved wonderfully successful, some of them having as many as 20,000 head of stock. Cattle winter well in the Canadian North-West, and, if properly stabled at night and carefully attended to, will come out fat in the spring.

HOW TO COMMENCE A FARM.

A new settler arriving in the country in April or May will find his time fully occupied at first in choosing a good location for his farm, and in purchasing the necessary supplies to commence work. The general opinion of settlers in the North-West is that the end of May and the months of June and July is the best time for breaking. The land, then broken, ought

to be backset in September. Land should be broken shallow and turned back deep. If the settler wishes he can get a partial crop the first year sufficient to pay expenses, oats being the best seed to sow. In July, sufficient hay ought to be cut for winter fodder for the cattle. It is not necessary to fence the broken land until a crop is put in, but the settler will find it to his advantage to fence his fields as soon as possible, either with wire or rails.

The family can live very comfortably in tents till October, but the settler should be careful to commence early in the fall—not later than middle of August or first of September—to erect a warm house and stables for the winter. The former can be purchased ready-made in Winnipeg for about £60, or it can be constructed of logs and made very warm; the latter can be made of logs or sod. The first winter over, the rest is plain sailing.

A SETTLER'S FIRST EXPENSES.

On leaving for the Canadian North-West, a settler should burden himself with as little luggage as possible. He can purchase everything he requires at reasonable prices in Manitoba, and obtain articles better suited to the country than anything he could bring with him. The following is an approximate estimate of his first outlay in a moderate way:—

Provisions for one year, say	£50
Yoke of oxen	37
One cow	7
Wagon	16
Plow and harrow.....	7
Sundry implements.....	5
Cooking stove, with tinware.....	5
Furniture, etc., say	12
Sundry expenses, say.	10

£149

To the above must be added first payment on land, unless he takes a homestead and pre-emption; but an energetic man will find time to earn something as an offset to a portion of his first expenses, either on the railway or by working for neighboring farmers, and in addition to this there is the chance of obtaining a partial crop the first year. A settler, therefore, who can boast of having £500 on his arrival in Manitoba is an independent man, and cannot fail to succeed with ordinary care and energy. Many settlers on arrival cannot boast of a tenth part of that sum, and yet they succeed.

PROFITS OF FARMING IN THE CANADIAN NORTH-WEST.

In the following calculations every care has been taken not to over-estimate what can be done with care, perseverance and energy :

FIRST YEAR.

Expenditure of settler with family of say five, for provisions, etc., one year.....	£ 50
One yoke of oxen	37
One cow	7
Breaking plough and harrow.....	7
Wagon.....	16
Implements, etc.....	5
Cook-stove, etc., complete.....	5
Furniture.....	12
Sundries, say.....	10
Outlay for first year.....	<u>£149</u>

At the end of the year he will have a comfortable log house, barn, etc., cattle, implements, and say twenty acres of land broken, ready for seed.

SECOND YEAR.

Will realize from 20 acres—600 bushels of grain at 80 cents.....	£ 96
Expenditure, say.....	<u>60</u>
To the good, besides living.....	£36
And he will have an additional 20 acres of land broken.	

THIRD YEAR.

Forty acres will give him 1200 bushels of grain at 80 cents.....	£192
Expenditure, including additional stock and implements.....	<u>100</u>
To the good, besides living.....	£92

And he will, with his increased stock and other facilities, be able to break at least thirty acres.

FOURTH YEAR.

Seventy acres will give him 2100 bushels of grain at 80 cents.....	£335
Less expenditure for further stock, implements and other necessities.....	<u>120</u>
To the good.....	£215
And another 30 acres broken,	

FIFTH YEAR.

One hundred acres will give him 3000 bushels of grain at 50 cents.....	£480
Less same expenditure as previous year.....	120
To the good	£360

At the end of the fifth year he will stand as follows :

Cash or its equivalent on hand.....	£703
One hundred and sixty acres of land increased in value to at least £1 per acre.....	160
House and barn, low appraisal.....	50
Stock, including cattle and horses.....	120
Machinery and farm implements, 50 per cent. of cost, say.....	40
Furniture, etc.....	30
	£1103
Less—outlay for lands if he purchases from Railway Company.....	94 10 4
To credit of farm.....	£1008 09 8

So that, according to the above, even should there be a deficiency in the yield of crops or amount of land broken, the settler at the end of five years would find himself with a good farm well stocked, all paid for, and in addition a considerable sum of money to his credit in the bank.

MARKETS.

Small centres of trade are continually springing into existence wherever settlements take place, and these contain generally one or more stores where farmers can find a ready market for their produce. The stations along the line of the Canadian Pacific Railway are not more than eight or ten miles apart, and as it is the intention of the Company to facilitate the erection of elevators for the storage of wheat, etc., enabling farmers to dispose of their grain at good prices almost at their doors. A glance at the map demonstrates that Manitoba via the Canadian Pacific Railway will have closer connection with the seaboard than Minnesota, Dakota, or any of the more Western States now have with New York ; so that the export of grain from the Canadian North-West at remunerative prices is assured. The very large influx of people, and the prosecution of railways and public works, will, however, cause a great home demand for some years, and for a time limit the quantity for export. Prices of produce are very fair, as may be seen by the following market report, published in the *Winnipeg Free Press*, August 31, 1882 :

Wheat	3s. 2d. to 3s. 4d. per bushel.
Oats	" 3 0 "
Potatoes	" 5 0 "
Butter	" 1 3 per lb.
Eggs	" 1 4 per dozen

An acre of land in Manitoba at above prices will realize--

In wheat	£5 2 0
In oats	8 11 0
	£13 13 0

An acre of land in Minnesota at the same prices will realize--

In wheat	£2 17 10
In oats	3 11 0
	£6 8 10

Or, in other words, the farmer in Manitoba can afford to sell his grain fifty per cent. cheaper than the Minnesota farmer and still be as well off, the prices of labor in the two countries being about equal.

PRODUCTIONS.

The following tables, taken from official sources, will show at a glance the average yield of crops during the last five years in Manitoba :

	1877.	1878.	1879.	1880.	1881.
Wheat	26½	26½	26½	29½	30
Oats	59½	59½	58	57½	59
Barley	40½	63	37½	41	40
Pean	32	34	32½	38½	38
Rye	30	30	40	40	35
Potatoes	304	308	302	318	320

Then compare the above figures with the yield in some of the American States and British Colonies, as taken also from official sources :

WHEAT.

Minnesota, average yield per acre	17	bushels.
Wisconsin, " " "	14	"
Pennsylvania, " " "	15	"
Massachusetts, " " "	16	"
New Zealand, " " "	17½	"
Australia, " " "	11	"

Note.—The cost of breaking, ploughing, sowing and harvesting is estimated on good authority at from £2 4s. to £2 16s. per acre, which, of course, includes the settler's own labor and that of his family.

BARLEY.

Minnesota, average yield per acre.....	25 bushels.
Wisconsin, " " "	20 "
Iowa, " " "	22 "
Ohio, " " "	19 "
Indiana, " " "	19 "
Illinois, " " "	17 "

OATS.

Minnesota, average yield per acre.....	37 bushels.
Iowa, " " "	28 "
Ohio, " " "	23 "

PRICE OF FARM LABOR.

It is difficult to give definite information on this point. There is no doubt it has been high, especially during harvest time, when there is a great demand for men to do the crops. But the very large number of people going into the country will undoubtedly tend to reduce the scale of wages. One point, however, may be remembered, namely--the farmer in Manitoba, with his immense yield and fair prices, can afford to pay a comparatively high rate of wages, and still find his farming very profitable.

ROOTS AND VEGETABLES

succeed admirably in Manitoba, as can be seen by the following instances taken from farmers' reports:

S. C. Higginson, of Oakland, has produced cabbages weighing $17\frac{1}{2}$ lbs. each.

Allan Bell, of Portage-la-Prairie, has had cabbages 45 inches around, and turnips weighing 25 lbs. each.

Robert E. Mitchell, of Cooks Creek, raised a squash of six weeks' growth measuring 3 feet 6 inches in circumference.

Wm. Moss, of High Bluff, has produced carrots weighing 11 lbs. each, and turnips measuring 36 inches in circumference.

James Airth, of Stonewall, states that the common weight of turnips is 12 lbs. each, and some of them have been known to weigh as much as 20 lbs.

Isaac Casson, of Green Ride, has raised 270 bushels of onions to the acre.

John Geddis, of Kildonan, states that he has raised 300 bushels of carrots per acre.

Joshua Appleyard, of Stonewall, states his crop of turnips to have been 1,000 bushels per acre, the common weight being 12 lbs. each.

Francis Ogletree, of Portage la Prairie, produced onions measuring $4\frac{1}{4}$ inches through the centre.

W. H. J. Swain, of Morris, had citrons weighing 18 lbs. each.

A. V. Beckstead, of Emerson, gives his experience as follows: Mangel-wurzel weighing 27 lbs. each; beets weighing 23 lbs. each; cabbages weighing 49 lbs. each; onions weighing $1\frac{1}{2}$ lbs. each.

W. B. Hall, of Headingly, has raised beets weighing 20 lbs. each, and gives the weight of his turnips generally at 12 lbs. each.

Philip McKay, of Portage-la-Prairie, has had cabbages measuring 26 inches in diameter solid head, and four feet with the leaves on. His onions have measured 16 inches in circumference, and cauliflower heads 19 inches in diameter.

Jas. Lawrie & Bro., of Morris, have produced turnips 30 inches in circumference, onions 14 inches, and melons 30 inches. They had one squash which measured about the same size as an ordinary flour barrel.

James Owens, of Point Du Chene, had turnips 30 lbs. each, onions 14 inches around, and cucumbers 18 inches long.

Neil Henderson, of Cooks Creek, has raised 1,000 bushels of turnips to the acre, carrots 5 inches in diameter and 18 inches long, while his onions have frequently measured 5 inches through.

Jas. Bedford, of Emerson, has raised 1,000 bushels of turnips to the acre.

It must be remembered that none of the farmers mentioned above used any special means to produce the results we have described, and out of nearly 200 reports received from settlers concerning the growth of roots and vegetables in the Canadian North-West, not one has been unfavorable.

FERTILIZERS

ARE NOT USED IN THE CANADIAN NORTH-WEST, and common manure only sparingly. Indeed, the land is too rich to bear it, at least for the first year or two; some farmers contend that the use of manure is apt to make the crops grow too rank. But the best plan is to use manure in limited quantities after the second year, in order to prevent any exhaustion of the land.

FENCING.

Wire fencing is preferred by many farmers to rail fences, the former requiring little repair and preventing drifts of snow.

FLAX AND HEMP.

The cultivation of these important crops was carried on to a considerable extent by old settlers many years ago, the product being of excellent quality; but the universal complaint at that time was the want of a market, or of machinery to work up the raw material, and this led them to discontinue this important branch of husbandry. Its cultivation has been renewed extensively by the Russian Mennonite settlers, of whom there are now between 8,000 and 10,000 in this country, who, within only three or four years, are, by their untiring industry, rapidly gaining the road to wealth.

API CULTURE

is successfully carried on in the North-West, as bees require a clear, dry atmosphere and a rich harvest of flowers; if the air is damp, or the weather cloudy, they will not work so well. Another reason why they work less in a warm climate is, that the honey gathered remains fluid for sealing a longer time, and, if gathered faster than it thickens, it sours and spoils. Our clear, bright skies, dry air and rich flora are well adapted to the bee culture.

HOPS.

The banks of the rivers and creeks abound with wild hops, and here is what a resident settler says about them:

Hops will do well cultivated. I have planted wild hops out of the bush into my garden, along the fence and trained on poles, bearing as full and fine and as large as any I ever saw at Yalding and Staplehurst, in Kent, England.

LOUIS DUNESING, (Emerson).

FRUITS.

The fruits of the Canadian North-West are rich in flavor and abundant in yield. Here are some statements from farmers on the subject:

Strawberries, currants, gooseberries, raspberries, and in fact all small fruits, bear in the greatest abundance, and give every promise of being very profitable.

W. A. FARMER, (Headingly).

Planted twenty apple trees two years ago, which are growing very well.

ARTHUR J. MOORE, (Nelsonville).

I have over 1,000 apple trees doing very well, and also excellent black currants.

JAMES ARMSON, (High Bluff.)

SHOOTING.

There is excellent shooting everywhere in the woods and on the prairie, as may be seen by the following list of birds and animals to be found :

SMALL GAME —Prairie chickens, ducks, geese, pheasants, partridges, pigeons, cranes, snipe, plover, rabbits, etc.

LARGE GAME.—Moose, deer, antelope, buffalo, elk, and a large number of fur-bearing animals.

FISHING.

The rivers and lakes abound with the following fish : Sturgeon of large size, whitefish, pickerel, pike, bass, perch, suckers, sun-fish, gold-eyes, carp, trout and maskinonge.

THE CLASSES OF SETTLERS NOW IN THE CANADIAN NORTH-WEST

consist of the better class of farmers from the eastern parts of Canada, many from England, Scotland and Ireland, and a large number from the United States of America. There are also a number of Norwegian, Swedish and German settlers, and there is a large settlement of Russian Mennonites and Icelanders, all of whom are doing well. There are many French, and a small number of Russian Jews who are now comfortably settled and contented. As a rule, the people are of a respectable and orderly class.

THE SCHOOL SYSTEM

is liberal and very effective. It is on the separate school system, and receives not only a very considerable grant from the Local Government, but there are also two sections in each township set apart by the Dominion Government, the proceeds of which when sold are applied to the support of schools. There is a superintendent to each section, and teachers are required to pass a rigid examination before they are appointed. A high class of education is therefore administered.

CHURCHES.

Nearly all denominations exist and are in a flourishing condition, and where a settlement is not large enough to support a regular church there are always visiting clergymen to do the duty.

MUNICIPALITIES.

The country is divided into municipalities as fast as settlement progresses sufficiently to warrant it. These municipal organizations take charge of roads and road repairs, there being no toll charges; and all matters of a local nature are administered by the Reeve and Council, who are each year elected by the people of the district.

THE LABOR MARKETS.

Owing to the large amount of building operations at present going on in the towns and cities of the Canadian North-West, mechanics are in good demand and wages have been correspondingly high.

Bricklayers have received.....	16s. to 28s.	per day.
Painters.....	12s. to 14s.	"
Carpenters.....	14s. to 16s.	"
Plasterers.....	14s. to 16s.	"

and other trades in proportion.

The Canadian Pacific Railway have been paying at the rate of 8s. per day to laborers, and there have been between 3,000 and 4,000 men employed all summer at construction on the Central or Prairie Section of the road.

Farm laborers have been in demand, and are likely to remain so for some time.

The rapid development of the country, and the wonderful progress of cities, towns and villages, will insure for some years the employment of a large number of mechanics and laborers at good wages.

THE CANADIAN PACIFIC RAILWAY.

The Canadian Pacific Railway will be, when completed, the shortest trans-continental line in America. It will also be the shortest route between Great Britain and India, China and Japan, and will therefore assuredly secure a large proportion of that trade. Montreal is at present the eastern terminus of the line, where immense workshops and splendid stations and offices are being erected.

Although the Company have been in existence not quite two years, they have already in actual operation about 1,500 miles of railway, and before the close of 1883 it is confidently expected they will have at least 2,000 miles in running order. The general or head offices of the Company are in Montreal, and from that point the road passes through a good

agricultural country to Ottawa, the Dominion seat of government; and from there, traversing a country extremely rich in timber and minerals, it skirts the north shore of Lake Superior to Thunder Bay, where the line branches off in the direction of Manitoba. The link between Thunder Bay and the eastern section of the line is not yet completed, but the work of construction is in active progress. The scenery in many localities along the Eastern Division of the line is unrivalled on the American continent for grandeur and beauty. Between Thunder Bay and Winnipeg the railway runs through a thickly-wooded country, containing in parts some of the finest agricultural land.

At RAT PORTAGE, about 135 miles eastward from Winnipeg, there is probably the finest water power in America, and some large mills have already been erected there. As a manufacturing point, Rat Portage is expected to rival, if not excel, Minneapolis, the great mill centre of the North-Western States.

At WINNIPEG the Canadian Pacific Railway enters the Prairie Region, and for upwards of 800 miles traverses a country which, for agricultural purposes, is admitted to be unequalled in the world.

At the eastern base of the Rocky Mountains are the immense cattle ranches already referred to, and from there the road will enter and cross the Rocky Mountains, with their splendid forests of valuable timber and rich deposits of gold, silver and other minerals. Thence to Port Moody, on the Pacific coast, through the fine province of British Columbia.

The valuable fisheries, forests and mines on the extreme western end of the road, the agricultural produce of the great prairie region, and the mines, timber, lumber and minerals of the eastern section, will be more than sufficient to ensure an immense local and through traffic over the Canadian Pacific Railway. In addition to this the trade flowing from ocean to ocean, from east to west and from west to east, will undoubtedly make the great Canadian highway one of the most important trunk lines in North America. Already branch and independent railways are being projected and built through the prairie region, to act as feeders to the main line.

It is surprising to note the wonderful progress of the various cities and towns along the route. Commencing with Winnipeg, we find that in 1870, or a little over twelve years ago, it was a mere hamlet, containing but few houses and a population of little over 200 souls. In 1874 it was incorporated as a city, with an assessment roll of \$2,076,018; in 1882 it could boast of 25,000 inhabitants and an assessment of \$30,432,270. To-day it can show broad, well laid-out streets lined with handsome stores and warehouses, beautiful residences and imposing public buildings. The city is lighted by electric light and gas. Street railways are in operation, an adequate fire brigade has been organized, and, in fact, all the advantages and conveniences of an old-established metropolitan city are already enjoyed by its inhabitants.

No less than seven lines of railway now centre in Winnipeg, and a grand union depot is in course of erection. Winnipeg is the doorway and chief distributing point between the East and the vast prairie region of the Canadian North-West.

PORTAGE LA PRAIRIE is about as old as Winnipeg, although not as large; but of late years it has progressed wonderfully, and can boast of numerous fine buildings, mills, churches, hotels, stores and private residences. As it is surrounded by a magnificent stretch of the finest agricultural country in the North-West, it is certain to become a populous and important city.

BRANDON, the next point on the main line, although only surveyed and laid out into a town site in the spring of 1881, can now boast of a population of over 4,000, and has already numerous fine buildings, several mills, churches and other public buildings. Its position on the river Assiniboine, and the fine country surrounding it, are destined to make Brandon a large and prosperous place.

BROADVIEW, although only laid out a few months ago as a town, is already making rapid strides in building operations. It has a fine station, and quite a number of stores and dwellings have been erected there this summer. Broadview is also happily situated in the centre of a good agricultural tract of country.

QU'APPELLE is destined to become one of the most flourishing centres in the Canadian North-West, owing to its close proximity to a splendid tract of fine agricultural land lying in the now famous "Qu'Appelle Valley." As a distributing point Qu'Appelle will be a most important station on the Canadian Pacific Railway, as the country surrounding it is being rapidly settled by the very best class of farmers.

REGINA, the new city of the plains and future capital and metropolis of the North-West Territory, is situated in the centre of, probably, the richest wheat lands in the North-West. A broad and deep creek containing the very best quality of water runs through the site, and the gentle slope of the land will give it the very best drainage facilities. Here the Government buildings of the Territory, the Governor's residence, and barracks for the mounted police are to be erected immediately. From its position in the very centre of the great prairie region it is destined to become the chief distributing point for all that vast territory.

Returning once more to the international boundary, we have Emerson and West Lynne, two important points, nearly opposite each other on the Red River, and destined to unite ere long and become one large city. Emerson and West Lynne can both boast of fine buildings, public and private, well laid-out streets, and a large and ever-increasing trade with the southwestern portion of Manitoba. We have not space here to describe all the many interesting points along the railway, but the following table will show how numerous are the rising towns along the route, and how conveniently situated they are as markets for the settlers.

CITIES, TOWNS AND VILLAGES ON THE MAIN LINE (PRAIRIE SECTION) CANADIAN PACIFIC RAILWAY.

	Miles.		Miles.
St. Vincent	—	Red Jacket	7
Emerson	2	Wapella	9
Dominion City	10	Burrows	8
Arnaud	8	Whitewood	6½
Dufrost	8	Percival	7
Ottarburne	9	Broadview	7½—131
Niverville	7½	Oakshela	7
St. Norbert	11½	Grenfell	8
St. Boniface	9	Summerberry	7½
WINNIPEG	3—68	Wolseley	8
Rosser	15	Sintahuta	8
Marquette	14	Indian Head	10
Reaburn	6	Qu'Appelle	11½
Poplar Point	5	McLean	8
High Bluff	8½	Cassils	9
Portage la Prairie	7	Pilot Butte	7
Burnside	7½	REGINA	8½—92½
Bagot	7½	Grand Coulee	10
McGregor	8	Pense	7
Austin	5½	Belle Plaine	8
Sidney	8	Pasqua	9
Melbourne	5½	Moose Jaw	8
Carberry	7½	Boharm	8
Sewell	8½	Caron	8
Douglas	7½	Mortlach	9
Chater	6½	Parkbeg	9
BRANDON	5—132½	Secretan	10½
Alexander	16	Chaplin	9½
Griswold	8	Ernfold	9
Oak Lake	8½	Morse	10
Virden	14½	Herbert	8½
Hargraves	8	Rush Lake	8½
Elkhorn	8½	Wahleek	11
Fleming	14½	Swift Current	11—154
Moosomin	8		

St. Vincent to Winnipeg	68
Winnipeg to Brandon	132.5
Brandon to Broadview	131
Broadview to Regina	92.5
Regina to Swift Current	154.2—578.2 miles.

We cannot close this short work on a country which is destined assuredly to become the home of a happy and prosperous people, without quoting the words of the Canadian Minister of Finance in his Budget speech, delivered last year. He said :

. . . . "I admit, a consideration that cannot be overlooked by this Parliament without injury to the country—that it is desirable to give to the people of the old world, and the inhabitants of our own Dominion, free homes in that great North-West. We could realize in a few years, if they were put up at public auction, the money that would pay back not only the expenditure up to the present time, but down to the completion of the railway. But it will come in the future ; our public debt will be decreased, our annual interest will be reduced, and we shall occupy the proud position of being able to offer to the industrious and honest men who cannot find work in the old world a home here, with free lands, a country girdled with railways, and a canal system the best in the world ; with institutions that will protect their lives, their properties, and their rights, and that will afford a refuge for the oppressed men, if there be any such in any part of the old world. We will open our arms to them all, and bid them welcome, and make the Dominion of Canada, as I said in my closing remarks in a former speech, what Providence has designed it to be—one of the greatest and richest countries in the world."

The Canadian Pacific Railway Company

AMENDED LAND REGULATIONS.

THE COMPANY NOW OFFER LANDS WITHIN THE RAILWAY BELT ALONG THE MAIN LINE AT PRICES RANGING FROM

\$2.50 PER ACRE UPWARDS,

WITH CONDITIONS REQUIRING CULTIVATION.

A rebate for cultivation of from \$1.25 to \$3.50 per Acre, according to price paid for the land allowed on certain conditions.

The Company also offer lands, **without conditions of Settlement or Cultivation.**

THE RESERVED SECTIONS

Along the Main Line, as far as Moose Jaw, *i. e.*, the Sections within one mile of the Railway, are now offered for sale on advantageous terms, but only to parties prepared to undertake their cultivation within a specified time.

The highly valuable Lands in Southern Manitoba, allotted to the Company, south of the Railway Belt, have been transferred to the CANADA NORTH-WEST LAND COMPANY, to whom intending purchasers must apply. These include lands along the South-Western Branch of the Canadian Pacific Railway, which will be completed and in operation this Season to Gretna, on the International Boundary, and westward to Pembina Mountain; also lands in the Districts of the Souris, Pelican and Whitewater Lakes, and Moose Mountains.

Terms of Payment, Canadian Pacific Railway Lands.

Purchasers may pay $\frac{1}{4}$ in cash, and the balance in five annual instalments, with interest at SIX PER CENT per annum, in advance.

Parties purchasing without conditions of cultivation, will receive a deed of conveyance at time of purchase, if payment is made in full.

Payments may be made in **LAND GRANT BONDS**, which will be accepted at ten per cent. premium on their par value and accrued interest. These Bonds can be obtained on application at the Bank of Montreal, Montreal, or at any of its agencies.

For Prices and Conditions of Sale, and all information with respect to the purchase of the Railway Company's lands, apply to JOHN H. McFAVISH, Land Commissioner, Winnipeg.

By order of the Board,

CHARLES DRINKWATER.

MONTREAL, 22nd January 1883

Secretary